

# **BUILDING BYELAWS**

**FOR**

**UNIVERSITY TOWN AT PESHAWAR**

## BUILDING BYELAWS FOR THE PROPOSED UNIVERSITY TOWN AT PESHAWAR

### 1. Definition in these Bye-laws:

- (i) "Site" includes not only the land actually covered by the building but also the land at the front, rear and sides of each building.
- (ii) "Plinth level" means the level of the ground floor of a building.
- (iii) "Storey" means any horizontal division of a building so constructed as to be capable of use as a living and sleeping apartment although such horizontal division may not extend over the whole depth or width of the Building and excludes "Parachattis" or sub-floor.
- (iv) "Building Line" means a line along a road or street beyond which nothing can be erected or re-erected without the particular and express sanction of the President University Town Development Committee.
- (v) "Residential Building" means a building used for constructed or adopted to be used wholly or principally for human habitation, and includes all garrages, stables, cattle sheds or other out-buildings appurtenant whereto.



- (vi) "Habitable room" means a room constructed to be used as a sleeping room or living room.
- (vii) Town means the Peshawar University Town.
- (viii) "Committee" means the Improvement Trust Development Committee or the Notified Area Committee to whomsoever the power may have been delegated by the Provincial Government.

## 2. Notice to build Building application.

- (i) Every person intending to erect or re-erect any building or to carry out additions and alterations in any existing building shall give notice of such intention in writing to the President, University Town Development Committee, Peshawar, and shall at the same time submit:-
  - (a) A site plan of the land on which it is intended to erect or re-erect the building (Bye-Law 4).
  - (b) A plan of the building which it is proposed to erect or re-erect (Bye-Law 3).
  - (c) The specifications to be adopted in the construction work.
- (ii) Any erection or re-erection of a building or carrying out additions and alterations

in any existing building shall not be commenced without first obtaining the written sanction of the Committee, provided that no objection or sanction has been conveyed to the applicant within the month's from the date of application.

- (iii) Every application under clause 2 (i) and (ii) will be accompanied with the following fees:-

- (a) For 'A' Class Houses (12K)  
Rs. 20/- Annexe for 'A' Class Rs. 10/-
- (b) For 'B' Class Houses (10 K)  
Rs. 15/- Annexe for 'B' Class Rs. 7/50.
- (c) For 'C' Class Houses (8 K)  
Rs. 10/- Annexe for 'C' Class Rs. 5/-.
- (d) For 'D' Class Houses (6 K)  
Rs. 5/- Annexe for 'D' Class Rs. 2/50.
- (e) For 'E' Class Houses (4 K) and Less  
Rs. 5/-- Annexe for 'E' Class Rs. 2/50.  
(Committee resolution No. 14 of the Meeting held on 27-5-1966).

## 3. Building Plan.

The Building Plan must be drawn to a scale of not less than 1/8" to a foot, must be submitted on three distinct ferro copies and must show:

- (i) The plan of the Ground floor, and every additional floor.

- (ii) The position and dimensions of all projections beyond the main walls of the building.
- (iii) The position of all proposed drains, privies, latrines and urinals.
- (iv) The level and width of the foundations and the level of the plinth with reference to the level of the centre of the adjoining road.
- (v) The level of the courtyard and open spaces in the building.
- (vi) The elevations giving full details and section of proposed building and of the various uparts of the privies i.e. receptacles seats, ventilation, drain connections, and sweepers doors etc.
- (vii) The size of the doors, windows and ventilating opening of each room of each storey, and,
- (viii) The position of fire places and chimneys in every plan and elevation.
- (ix) Sections of fire place, flush system, front, side and road boundry walls.
- (x) Schedule of roof slabs.

#### 4. Site Plan.

The site plan must be drawn to a scale of not less than 1/16 inches to a foot, must be submitted on a linen cloth with two distinct ferro copies and must show:-

- (i) The direction of the north point.
- (ii) The boundaries of the site with measurements of each side of the boundary with the Index Plan and plot No.
- (iii) The position of the site in relation to the neighbouring road or roads with all the roadside trees and electric poles, if any.
- (iv) Level of the site in relation to the street upon which it abuts,
- (v) The position of the proposed building in relation to the boundaries of the site.
- (vi) The open space to be left inside or outside the building to be erected or added to.
- (vii) The position, form and dimensions of all the out houses, grages, cattle shades, stables, privies, drains and other auxiliaries.
- (viii) Other buildings in outline within a distance of 50 feet from the boundaries in relation to the proposed building and from the boundaries in relation to the proposed building and.
- (ix) (a) The area to be occupied by the main building proposed, and  
(b) The area of the auxillary building proposed.

5. The main residential building shall not occupy more than 30 per cent of the whole area and the subsidiary building i.e. (servants quarters, garrages, and stables) not more than another 12% of the total area of the compound. Clause 5 above has been amended by the Committee in its meeting held on 25-3-1957 vide item No. 8 Sub item No. (ii) and (iii), as follows:-

- (ii) "That the plots have been allotted for building only one residential house and annexes etc. will not be allowed."
- (iii) The total built up area of a plot including servant quarters should not exceed 33% of the total area.

#### 6. Building Line.

The main residential Building shall not be constructed with in the following distances from the road boundary:-

- (a) 100' wide road. 75'.
- (b) 80' wide road. 65'.
- (c) 50' wide road. 40'.
- (d) 30' wide road. 40'.

The Bye-Law No. 6 amended as follows in the meeting of the Committee held on 23-12-1965 vide Item No. 18:-

"The residential building shall not be constructed with in a distance of 40' from the Road boundary irrespective of the width of the Road.

#### 7. Height of the Building.

- (i) The overall height of a building measured from the plinth level to the top of the parapet shall not exceed 30 feet.
- (ii) This does not include any chimney stack or any architectural features, such as pediments etc, adding to the height.
- (iii) The plinth of the building shall not be less than one foot above the finished road level. In the case of garrage, out houses and cattle sheds the plinth height may be reduced to 6' above the adjoining road level.

Notes: The height of a building shall be calculated from the finished level (of the centre of the adjacent portion of the nearest street).

#### 8. Building with sun dried bricks.

No building built of sun dried bricks, whether with or without the additions or burnt bricks, shall be more than one storey high.

#### 9. Roofing with inflammable material.

No building shall be roofed with straw or other inflammable material.



### 10. Habitable Room.

Every living room shall have:-

- (a) A clear superficial area of not less than 120 sq. ft. and a height of at least 10 feet in every part from floor to the ceiling.
- (b) Opening either directly or through windows having an aggregate opening of not less than 1/4th of the superficial area of the floor of the room, provided that there are both doors and windows the aggregate opening of the windows shall be not less than 1/8th of the floor area of the room.
- (c) Note:- "Window" includes an opening for ventilation to be so placed as to admit both light and air without obstruction.

### 11. Doors and Windows.

The total area of the door ways and window opening shall be not less than one fourth of the floor area of the building.

### 12. Doors and Windows

Horizontal and vertical damp proof courses should be provided in each building (whenever necessary)

### 13. Foundations.

No foundations shall be erected upon any site in filling.

### 14. Staircase.

No staircase shall be less than 3 feet in width.

### 15. Corridor.

No corridor shall be less than 3 feet in width.

### 16. Floor of every latrine, privy and urinal.

- (a) Shall be of impervious materials.
- (b) Shall be in every part at a height of not less than 3" above the finished level of the surface adjoining the latrine, privy or urinal and.
- (c) Shall provide adequate slope to floor, drain and soil.

### 17. Sanction of the Plan.

The plan will be sanctioned if it is in accordance with these Bye-Laws and the generally accepted principles of engineering.

### 18. General.

- (a) No animal shall be tethered in public streets or in open public spaces.
- (b) No animal, except a domestic pet shall be kept in any part of the main residential building.

- 19. The front boundary wall should not be more than 4 feet high.



20. The side and rear boundary walls should not be more than 8 feet high.
21. Amendment in Building Bye-Laws No. 21 has been approved by the Chairman/Commissioner, Peshawar Division, Peshawar vide U/O No. 27/8-W dated 8-9-1971 as follows:- The Bye-law No. 21 should be read as "No structure be built within 10 feet of the boundaries of the plot."
22. The height of each room verandah etc, should be shown in each room etc. in a circle i.e. if the height is 13 feet should be shown as 13.
23. The foundations of boundary, walls should not project on Government or other person's land.
24. The Committee notwithstanding the above rules have the right to reject the proposed plan or suggest amendments therein if in their view such amendments are necessary.

#### **25. Maintenance of Gardens.**

All gardens and hedges on and around the Plate within the Town shall be maintained to the satisfaction of the Committee.

#### **26. Penalty for infringement of Bye-Laws.**

Any person who contravenes or abets the contravention of any of the provisions of these Bye-Laws shall, on conviction before a magistrate, be liable to pay a fine which may extend to

Rs. 50/- and when the breach is continuing breach, with a further fine which may extend to Rs. 5/- for every day after the first during which the breach continues.

27. In lieu of or in addition to the punishment provided in bye-Laws 19, the magistrate may require the offender to remedy the mischief so far as is within his power.
28. Every plot holder shall be required to build his house on the plot allotted to him within five years from the date of taking over possession failing which the Committee may have the right to confiscate the plot on return of the money which the allottee originally paid for the land, less 10 per cent on account of organizational charges.
28. a. No residential plot in University Town can be converted as a whole or part for commercial purposes i.e. shops, cinema, restaurant, petrol pumps and etc.

#### **29. Sanitary Installations.**

Every house must be provided with water borne sanitary installations conforming to the above Bye-Laws. Servants quarters must also be provided with such installations.

**30. Connections to services.**

The owner of the site shall be responsible for providing all lines for water supply and drainage within the limits of his site and to the satisfaction of the Committee. The connection of such lines to the water mains, main sewers, and electricity supply main shall be carried out by the appropriate public authority at the expense of the owner of the plot.

*Administrator.*

University Town Committee,  
Peshawar.